



Department of Water and Power Specific Plan  
Amendment Environmental Impact Report

PUBLIC SCOPING MEETING  
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

James Cavill  
1117 Ocean Ave  
Seal Beach CA 90740  
(714) 235-0880

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to City at the Scoping Meeting or mailed to the City of Seal Beach – Development Services Department, 211 8<sup>th</sup> Street, Seal Beach, California 90740, Attention: Mr. Mark Persico.

(A) I would like all of my questions and documents produced as part of the EIR. The questions and documents are attached as exhibit #1.

(B) I would like all of exhibit #2 attached here to be addressed. I would like to know how the proposed project conforms to all of the rules addressed in exhibit #2 attached.

A. POLLUTION CONCERNS

1. A copy of the original blue prints for the building;
2. All blueprints showing the location of the cooling pipes to the ocean;
3. All blue prints showing all modifications to the project over the years;
4. All documents related to the construction of the power plant;
5. All documents related to the demolition of the power plant;
6. All documents/reports relating to the remediation performed in the 1980s and 1990s; and
7. Any other reports or drawings relating to the property.

B. What is the history of declining visitor serving uses in Seal Beach, i.e.:

1. How many hotels have been closed and re-zoned to residential housing in the last thirty years? See attached photos of four hotels that are gone. How many have existed that are now gone?

C. Traffic impact

1. What modifications to 1st Street will be required due to the 7,000 square foot annexation to the DWP property?
2. Will we loose the east bound left hand turning lane at 1<sup>st</sup> and Marina Drive due to the 7,000.00 square foot annexation of the road?
3. Will we loose the south bound right hand turning lane at Marina Drive, Turning on to 1st Street due to the 7,000.00 square foot annexation of 1st Street?
4. What impact on Traffic will the annexation of the 7,000.00 square foot of 1st Street to the DWP property have on the flow of traffic?

Exhibit #1

Attached: Please find four photos of visitor's places to stay in Seal Beach for their vacations.

**Motorome Motel** 1200 Coast Highway      circa 1920 - 1930

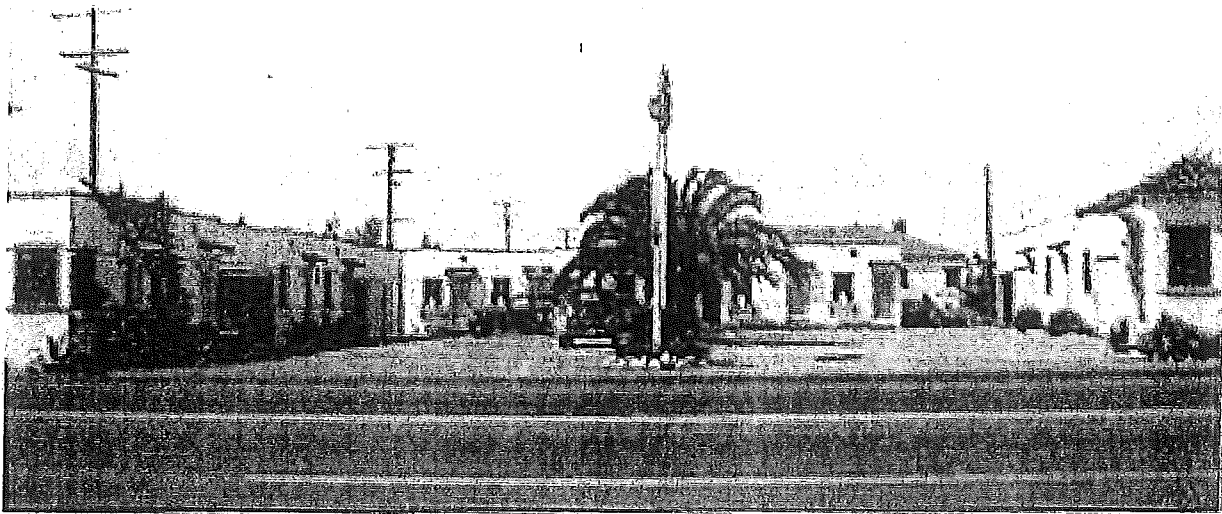
**White Motocest Motel** 312 Bay Blvd.      1930 - 1940

**Seal Beach Inn & Gardens** 212 5th St.      1920 - 2006

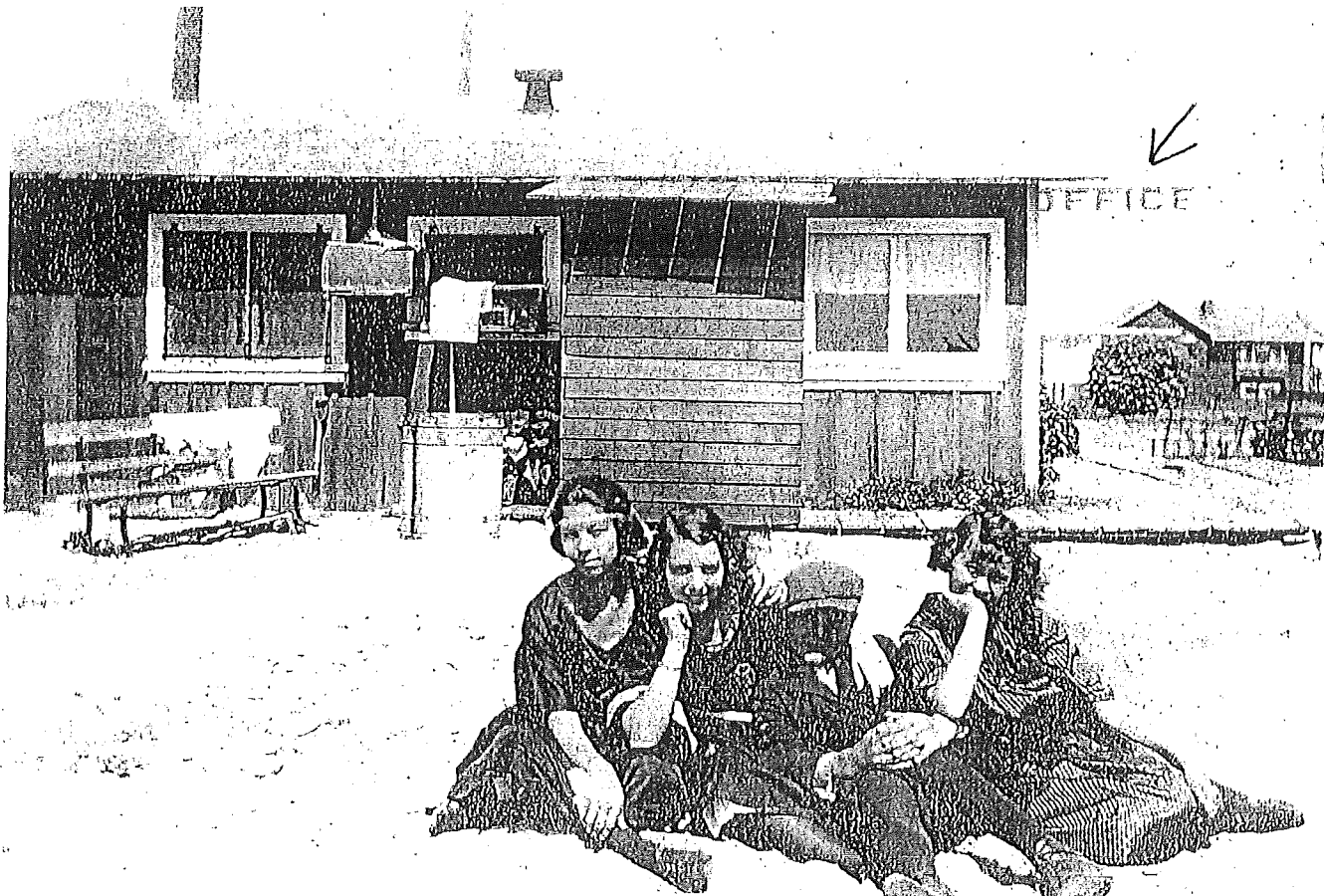
**Tent City Resort Cottages** On the beach between 13th and 14th St. 1920 - 1940-

## MOTOROME MOTEL

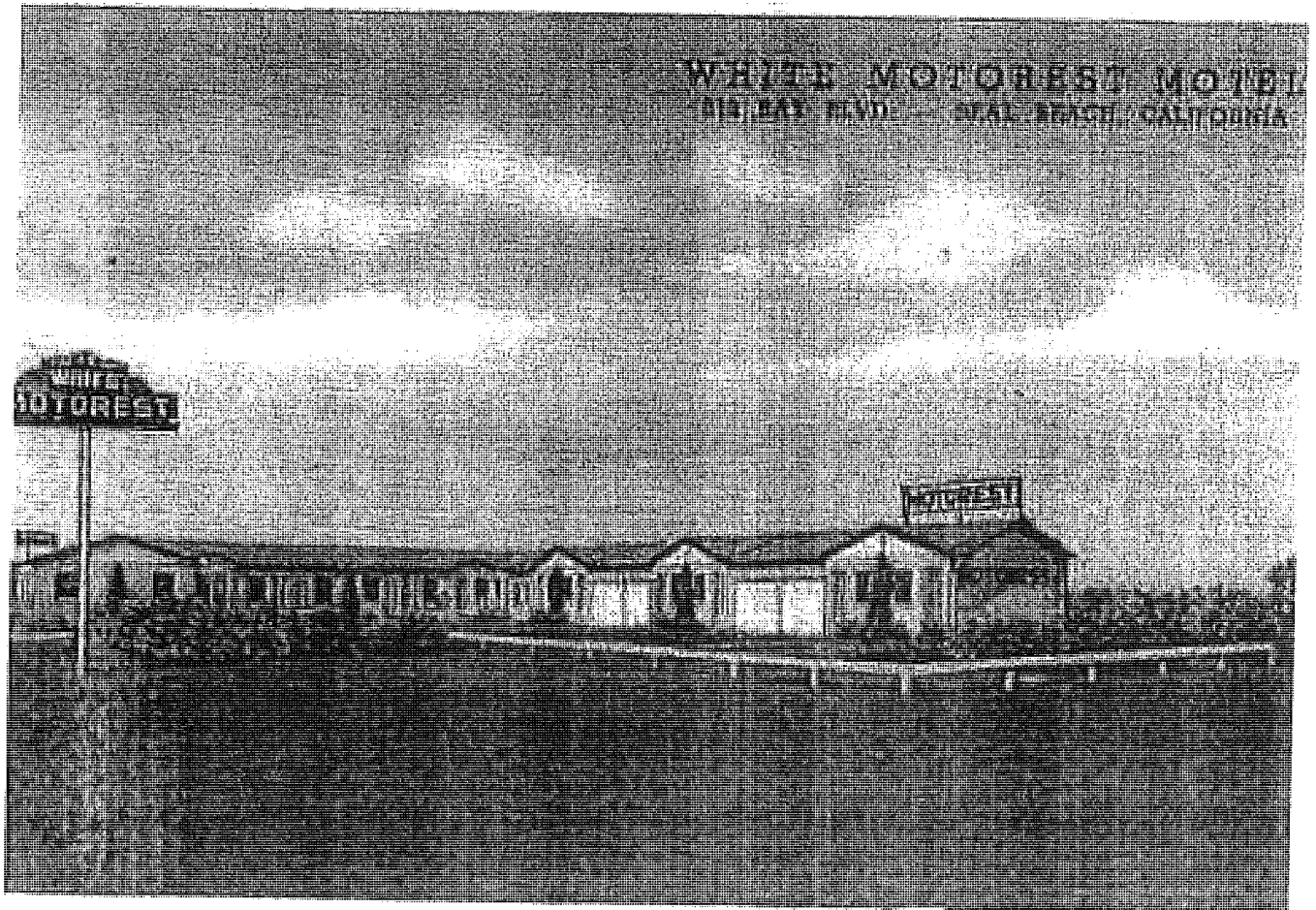
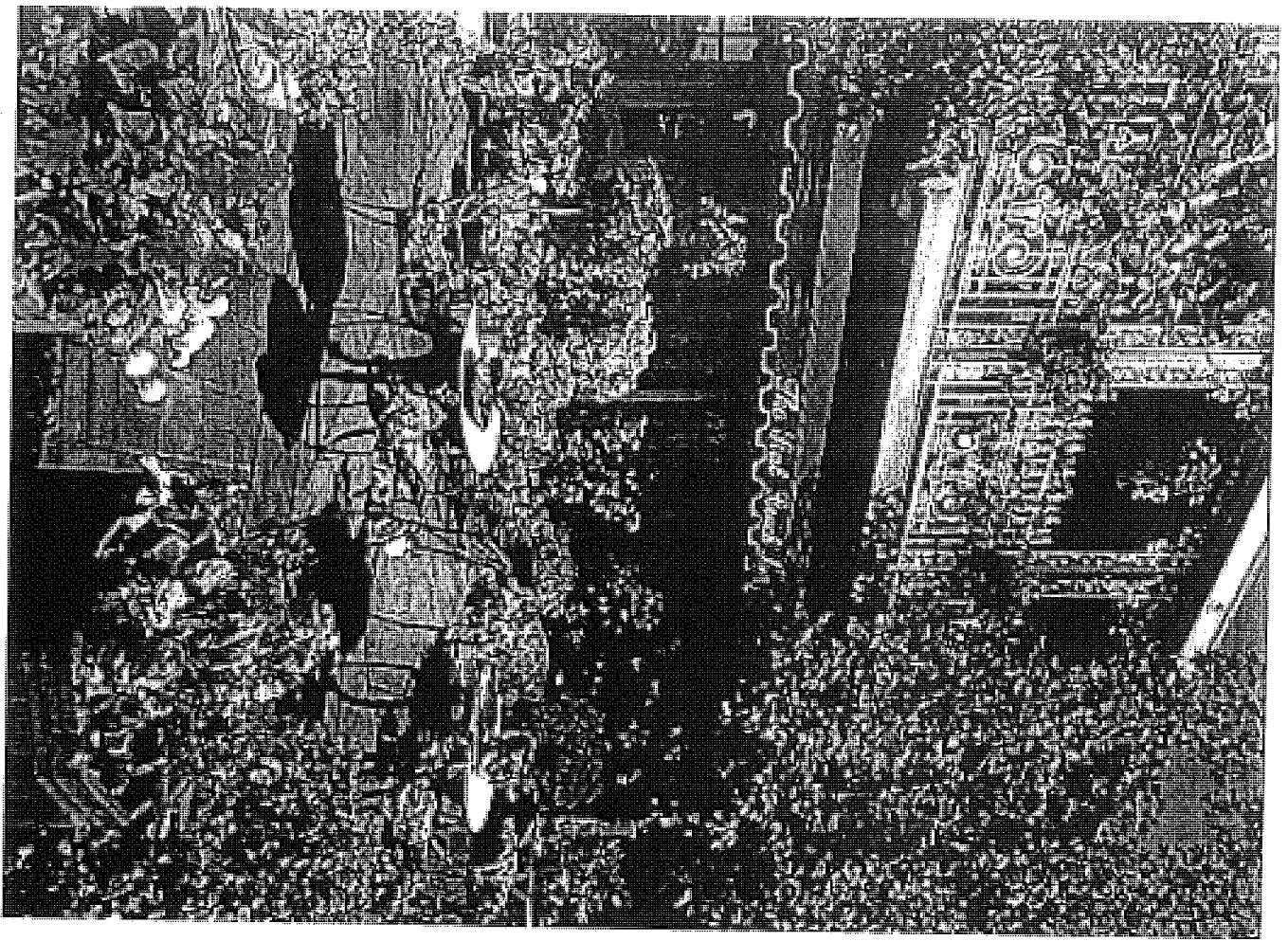
1700 Coast Hiway (101) - Seal Beach, Calif. (Orange County)  
Adjacent to Long Beach - Phone L.B. 909336



14 Clean, Comfortable Hotel Rooms. All with bath. Some with kitchenettes.  
Reasonably priced. Good fishing—near cafes, night clubs and gaming casino.



Rachel, Jewel, Lennie, Norma



<http://www.coastal.ca.gov/ccatc.html>

The full text of Coastal Act Goals and Policies is at

## General

30007.5. The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources.

## Public Access

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30212. (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

30212.5. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments

providing public recreational opportunities are preferred.

## Recreation

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. ✓

## Development

30250. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

**City Of Seal Beach  
DWP Scoping Meeting – June 20, 2011**

**Meeting Notes**

Following are the comments and concerns presented by attendees at the DWP Scoping Meeting of June 20, 2011. The meeting was called to order at 6:30 p.m.

Mark Persico, AICP, Director of Development Services opened the meeting and introduced Glenn Lajoie and Eddie Torres of RBF Consulting. A brief PowerPoint presentation followed outlining the project review process and the CEQA process.

Speakers were invited to fill-out comment cards and invited to make oral comments regarding the environmental effects of the project.

**Comments Received**

**Jim Caviola**

1. Would like copy of blueprints and documentation of original DWP building as well as any changes made to building over the years, and copy of demolition plans.
2. Reports on remediation of property
3. History of declining visitor service uses in Seal Beach
4. Traffic impacts
  - a. Modifications to 1<sup>st</sup> Street
  - b. Loss of eastbound left-turn lane at 1<sup>st</sup> St. & Marina
  - c. Loss of southbound right-turn lane onto 1<sup>st</sup> St. at Marina Dr.
  - d. Effects on flow of traffic
5. California Coastal Commission policies re: protection of land for recreational use
6. Retaining the scenic and visual qualities of coastal areas as outlined in Coastal Act Impact to scenic route along 1<sup>st</sup> St. and Marina Dr.

**Rich Coles**

1. Density is sufficient to cause increased aesthetic problems
2. Impacts on traffic patterns
3. Aesthetics
4. Overall air quality pollution
5. Storm water receiving systems are completely inadequate
6. Noise problems

**Carla Watson**

1. Does plan include 70% passive and active recreational area?
2. Will there be less park space?
3. Will there be a public or private park?
4. Is plan consistent with the people and the Coastal Conservancy?
5. Must be bike path access to the site.
6. Will development create aesthetic and economic blight?